SPECIAL WARRANTY DEED

THIS DEED, between Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America hereinafter called Grantor, and TyRonda Shaw, a single woman hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 18, as shown on the Map entitled Final Plat of The Woods at Neeley's Bend, Phase One, as shown on Map of record in Plat Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20040415-0042689 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20100706-0052670, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20110028801 DEEDWARRSP
Recvd: 05/13/11 16:10 2 pgs
Fees:13.00 Taxes:436.23
20110513-0037010

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: _____
Scedella McAtee

Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared SCEDELLA MCATEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged herself to be an authorized signatory of SHAPIRO & KIRSCH, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that she, as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Federal National Mortgage Association by SHAPIRO & KIRSCH, LLP, as Attorney-in-Fact, and who acknowledged that she executed the same as the free act and deed of SHAPIRO & KIRSCH, LLP, as the free act and deed of Federal National Mortgage Association.

WITNESS my hand and Official Seal at Office this 28TH day of April 2011.

Notary Public

COREA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
My commission expires: JANUARY 05, 2015

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 2nd day of May, 2011.

Notary Public

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 10.16.11

Property Address: 1649 Comanche Run, Madison, Tennessee 37115

PROPERTY OWNER~~/AND~~ AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
TyRonda Shaw
1649 Comanche Run
Madison, TN 37115

TAX BILLS:
U.S. Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

S & K File # 11-014667

Map & Parcel - 053140A01800CO

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566